

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
March 26, 2008, 7:00 P.M.

RECEIVED
MAY 19 2008
San Diego County
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership.

Members Present: Kristi Mansolf, Chair; George Boggs, Carolyn Dorroh, Charlotte Hambly, Richard Jarrett, Kareen Madden
Absent: Beverly Maes, Jeff Lachine, Vivian Osborn, Luauna Stines, Tom Ramsthaler
Guest: Glen Farmer

3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None
5. TPM 21051, Rez 08-004, AP 08-001. On Highland Valley Rd., East of Wyneland Rd. 38.42 Acre Parcel to be Divided into 3 parcels of About 10 Acres Each, and a Remainder Parcel of 1.4 Acres. Glen Farmer, Representative (Action)

Glen Farmer presented the project. The West Subcommittee had seen the project last spring (2007) when the project was 4 lots – now it is 3 lots. The project had not passed septic review last spring. Now DEH has signed off on the septic systems. The project is a subdivision off Highland Valley Rd. and is an avocado orchard. It burned in the Witch fire. The burned trees are being removed and replanted. A small grove survived next to Highland Valley Rd. There are steep slopes of over 25 percent on site, with a drops of 50 feet. The lot size is 10 acre minimum. It is in an ag preserve, not under Williamson Act contract – but under an ag overlay. It went out of Williamson Act contract in 1980. Originally, it was interpreted that if a parcel was in an ag overlay, it couldn't be subdivided according to state law. The only way to get around that was with a rezone. Someone at DPLU pursued clarification on this issue, and it was determined that the rezone is unnecessary, and it is okay to subdivide without it. The land will be in 40 acre minimum zoning in the GP Update. The lot that appears to be a remainder lot, can't be built upon, and can't be called a remainder parcel, and so the 2 sections of the parcel are referred to as part "A" and part "B". The water lines feeding the orchard were damaged in the fire. New lines will be put in for serving each parcel. The avocados will remain, and the pads will be close to the access road, leaving the remainder of the parcel in

agriculture. There is an open space easement for steep slopes around the edge of the project. A dedicated SA 603 alignment is shown on the map. The water lines carrying potable water to homes will be 3 feet under the road. Utilities will be 4 feet under the road. There is a trail alignment shown on the project running alongside the access road. This trail will connect to Highland Valley Rd. and also to another trail to the south.

The project had an approved Fire Protection Plan, but the County rescinded the approval and have given new requirements since the Witch fire. He has to model for the length of the flame on the slope. He is not sure how far the orchard will have to be from the pad, because there are different rules with orchards regarding clearance/distance from homes.

Studies on archaeology, biology and noise have been required and submitted. There are new rules on stormwater since the first of the year. There can't be greater volume of water leaving the property due to an increase in pavement, etc. For parcel 2, water will have to be pumped back onto the property to meet the new requirements.

There will be a homeowners' association formed for the purposes of road maintenance.

MOTION: TO APPROVE.

Upon Motion made by Kareen Madden and seconded by George Boggs, the motion passed 6-0-0-5, with Beverly Maes, Jeff Lachine, Vivian Osborn, Luauna Stines and Tom Ramsthaler absent.

6. Corrections/Approval to the Minutes 1-30-08, 2-27-08 (Action) – Not Addressed
7. Adjournment – 8:00 p.m.

Respectfully submitted,

Kristi Mansolf